044.A	0006	0088.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	609,300	/	609,300
USE VALUE:	609,300	/	609,300
ASSESSED:	609,300	/	609,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		BEACON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	VENKATARAMAN KARTHIK
Owner 2:	SUBRAMANIAN SHYAMALA
Owner 3:	
Street 1:	88 BEACON ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PACEMAN LLC -
Owner 2:	-
Street 1:	12 HALL ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1970, having primarily Vinyl Exterior and 2143 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	609,300			609,300
Total Card	0.000	609,300			609,300
Total Parcel	0.000	609,300			609,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.32 | /Parcel: 284.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	281080
GIS Ref	
GIS Ref	
Insp Date	05/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.A-0006-0088.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	600,100	0	.		600,100	600,100	Year End Roll	12/18/2019
2019	102	FV	539,700	0	.		539,700	539,700	Year End Roll	1/3/2019
2018	102	FV	477,500	0	.		477,500	477,500	Year End Roll	12/20/2017
2017	102	FV	435,500	0	.		435,500	435,500	Year End Roll	1/3/2017
2016	102	FV	435,500	0	.		435,500	435,500	Year End	1/4/2016
2015	102	FV	399,100	0	.		399,100	399,100	Year End Roll	12/11/2014
2014	102	FV	381,000	0	.		381,000	381,000	Year End Roll	12/16/2013
2013	102	FV	381,000	0	.		381,000	381,000		12/13/2012

!15427!

PRINT

Date	Time
12/11/20	05:08:56

LAST REV

Date	Time
11/18/19	09:43:56
apro	
15427	

USER DEFINED

Prior Id # 1:	31502
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACEMAN LLC,	55363-115		9/13/2010		377,000	No	No		
PACEMAN LLC	48712-445		12/21/2006			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	1427	New Wind	2,000					Install 5 replacem

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2018	Measured	DGM	D Mann
4/19/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7801													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	62.400001526
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.5	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.13996732
Const Adj.:	0.98725325
Adj $ / SQ:	332.004
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	0.80000001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637987
Depreciation:	28709
Depreciated Total:	609278

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	265.60
Special Features:	0	Val/Su Net:	284.32
Final Total:	609300	Val/Su SzAd	284.32

SKETCH

UnSketched SubAreas:
GLA: 2143,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,143	332.000	711,484

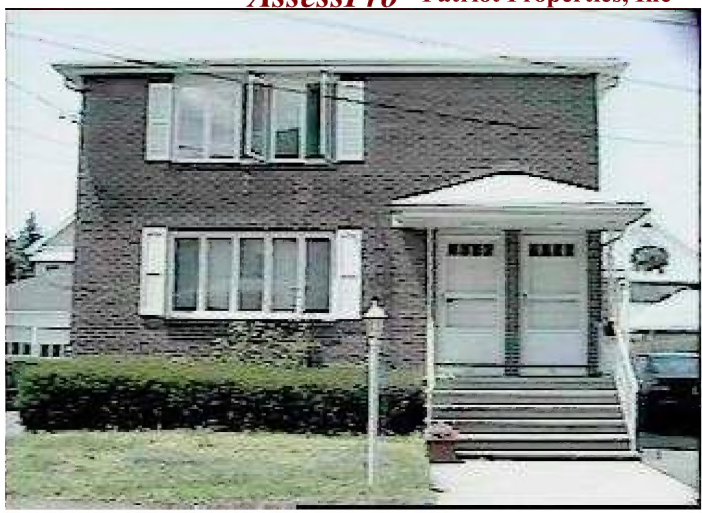
Net Sketched Area:	2,143			Total:	711,484
Size Ad	2143	Gross Are	2143	FinArea	2143

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.A-0006-0088.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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